



Tree Tops Planning

Independent Planning Consultancy

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ECOLOGY STATEMENT

PROPOSED LOCAL NEEDS DWELLING – LAND AT HALFPENNY LAND, DOLTON, WINKLEIGH, DEVON

1.0 Introduction

1.1 This report accompanies the Wildlife Trigger List which has been submitted with this application.

1.2 The removal of this agricultural building would itself not be operational development which requires planning permission and therefore the building could be removed immediately, nonetheless this report has been included with this application.

2.0 Proposal

2.1 This proposal seeks outline planning permission for the erection of a dwelling on the site of an existing agricultural building. The existing building will therefore need to be demolished.

3.0 Agricultural Building

3.1 The building is in daily use for the storage of agricultural equipment and items associated with the adjacent business, however with the near completion of a new building nearby, the building will become redundant.

3.2 The building has a steel and timber frame and is clad in corrugated tin. The building is wind and watertight however due to its frequent use, it is not used by any protected species with no evidence of roosts, nests or droppings.

3.3 It is proposed to include bespoke bird and bat roosts within any new dwelling on the site and therefore there will be a net increase in biodiversity on the site with such provision.

4.0 Conclusion

A wildlife trigger list has been submitted which triggers the need for an Ecology Survey and following an inspection of the building and photos taken, it is considered that there is no adverse impact on ecology.

**Lewis Andrews – Chartered Town Planner
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